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Eaton Wildfire Aftermath

Critical Contamination Findings & Essential Remediation Steps

Prepared for a Residence, Pasadena, CA June 10, 2025

Executive Summary

Following the January 2025 Eaton Fire (burning 14,000 acres near Altadena), this assessment reveals significant contamination at Chevron Ct. Key findings demand immediate action:

- 🔴 Lead dust exceeds EPA action limits in 3 critical indoor zones.
- 🟠 Wildfire residues (soot/char) persist on exterior surfaces.
- ⚠️ Airborne toxins (2-Furaldehyde) detected indoors.

Professional remediation is urgent to protect health and property value.

Critical Findings

1. Combustion Particles (Soot/Char/Ash)

- Elevated levels (4–9%) found at:
  - Rear exterior breaker box (Sample T-03)
  - Family Room window sill (T-04)
- *Risk*: Corrodes metals; triggers respiratory issues.

2. Lead Dust Hazards

- Action-level exceedances (EPA DLAL = 5 µg/ft²):

Location	**Level (µg/100cm²)**	**Status**
Family Room	2.4	⚠️ Above LAL
Addition Playroom	3.7	⚠️ Above LAL
Front Porch	27	⚠️ Reportable

***Risk*: Neurodevelopmental harm to children; legal liability.**

3. Air & Soil Contaminants

- VOCs: 2-Furaldehyde (potential carcinogen) detected in dining room air.
- Soil metals: Within safety limits (Lead: 81 mg/kg < EPA 100 mg/kg threshold).

Health Implications

Contaminant	Vulnerable Groups	Key Risks
Lead dust	Children, pregnant women	Brain damage, anemia, learning disabilities
Soot/Ash	Elderly, asthma patients	Asthma attacks, lung inflammation
2-Furaldehyd	All occupants	Headaches, nausea, long-term cancer

⚠️ Immediate Action: Restrict access to Family Room, Addition Play Room & Addition Bedroom.

Essential Remediation Protocol

1. Priority Actions (0–30 Days)
   - ✅ Lead abatement by EPA RRP-certified contractors in contaminated rooms.
   - ✅ HEPA vacuuming + wet-wiping of all surfaces.
   - ✅ HVAC system cleaning (replace ductwork; install carbon filters).

2. Long-Term Safety Measures
   - Quarterly dust tests for lead/particulates.
   - Post-clean verification to confirm contaminant removal.
   - Soil stabilization if future retests show metal increases.

Conclusion & Next Steps The property faces moderate but urgent contamination risks, primarily from lead dust and combustion residues. Delaying remediation jeopardizes occupant health and property value.

🛑 **Act Now:** Engage certified lead abatement contractors. Seal high-risk zones until cleaned.

"Proactive cleanup transforms risk into resilience—ensuring safety is non-negotiable."